



\$ 579,000.00

## 257 SAGE VALLEY ROAD NW CALGARY

<https://paulbrinton.com>

This 1800sq ft, immaculate home in Sage Hill is in a fantastic location, with the perfect mix of family functionality with 5 bedrooms + 3 1/2 baths, 9 ft ceiling heights, an open concept layout of kitchen & dining w/ a cozy front living room, office/den, glistening hardwood floors +...

- 5 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1155248

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-20 22:10:07

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/20/21

**Two Piece Bath:** 1

**Lot size:** 4801 sq ft

**Year built:** 2012

**Parking:** Alley Access, Parking Pad

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Gas,Stone

**Exterior Features:** Other

**District:** CAL Zone N

**Inclusions:** N/A

**Fireplace:** 1

**Association Amenities:** None

**Community Features:**  
Park,Playground,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Interior Features:** Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,Walk-In Closet(s),Wet Bar

**Lot Features:** Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s),Irregular Lot,Landscaped,Treed

**Roof Type:** Asphalt Shingle



**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Laundry Room, Upper Level

**Zoning:** R-1N

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 322.38

**Title Land:** Fee Simple

**Photo Count:** 45

**Rooms Above Grade:** 7

**Construction Materials:** Stone,Vinyl Siding,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 20.94M  
68`8"

**Appliances:**  
Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

**Living Area SF:** 1796.00

**Subdivision Name:** Sage Hill

**Structure Type:** House

**Lot Size Acres:** 0.11

**Outbuildings:** Shed

**Restrictions:** None Known

